

Database: JQ9399900001
 Report Id: MRI_12MINCS
 ENTITY: 310500

12 Month Income Statement
Income Statement
Property Commerce
Evanston Center, LLC
Through Period March 2026

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 Date: 4/23/2026
 Time: 10:00 AM

Accrual

	January	February	March	April	May	June	July	August	September	October	November	December	Total
INCOME													
TENANT INCOME													
Base Rent	87,122.00	87,122.00	87,122.00										261,366.00
Vacancy	(87,122.00)	(87,122.00)	(87,122.00)										(261,366.00)
INVESTMENT/OTHER INCOME EARNED													
TOTAL INCOME	0.00	0.00	0.00										0.00
OPERATING EXPENSES													
CAM EXPENSES													
UTILITIES													
Elect. - Bldg Lights Ph I	10,960.82	11,822.90	(3,585.02)										19,198.70
Gas - Building	1,985.12	4,864.04	(589.56)										6,259.60
Elect. - Parking Lot Lights Ph I	0.00	60.00	0.00										60.00
Water I	0.00	229.02	120.00										349.02
TOTAL UTILITIES	12,945.94	16,975.96	(4,054.58)										25,867.32
BUILDING SERVICES													
REPAIRS AND MAINTENANCE													
Plumbing Repairs Ph II	495.86	0.00	0.00										495.86
TOTAL REPAIRS AND MAINTENANCE	495.86	0.00	0.00										495.86
PUBLIC AREA SERVICES													
Snow/Ice Removal	3,700.00	3,700.00	3,700.00										11,100.00
TOTAL PUBLIC AREA SERVICES	3,700.00	3,700.00	3,700.00										11,100.00
TOTAL CAM	17,141.80	20,675.96	(354.58)										37,463.18

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January February March April May June July August September October November December Total

CAPITALIZED EXPENSES
BUILDING COSTS

LEASING COSTS

TOTAL LEASING COSTS

0.00 0.00 0.00

0.00

DEVELOPMENT COSTS

TOTAL CAPITALIZED EXPENSES

0.00 0.00 0.00

0.00

PRIOR YEAR ADJUSTMENTS

TOTAL PRIOR YEAR ADJUSTMENTS

0.00 0.00 0.00

0.00

NET INCOME (LOSS)

(108,334.72) (50,376.85) (29,346.31)

(188,057.88)

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Mar 2026

ASSETS

CURRENT ASSETS

Operating Cash - 98207 526,166.17

TOTAL CASH AND CASH EQUIVALENTS 526,166.17

EVC-GP LLC 839.60

TOTAL INTERCOMPANY 839.60

TOTAL CURRENT ASSETS 527,005.77

LONG TERM ASSETS

Land 3,600,000.00

Construction In Progress 10,396.91

TOTAL FIXED ASSETS, NET 3,610,396.91

Closing Costs 7,280.00

Capitalized Property Taxes 86,813.83

Capitalized Soft Costs 18,945.23

Legal Fees 13,034.05

CAPITALIZED COSTS, NET 126,073.11

Utility Deposits Electric 2,390.00

TOTAL OTHER ASSETS 2,390.00

TOTAL LONG TERM ASSETS 3,738,860.02

TOTAL ASSETS 4,265,865.79

LIABILITIES

CURRENT LIABILITIES

Accounts Payable 234.51

TOTAL ACCOUNTS PAYABLE 234.51

Accrued Property Taxes 457,529.97

TOTAL ACCRUED LIABILITES 457,529.97

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TOTAL CURRENT LIABILITIES	<u>457,764.48</u>
LONG TERM LIABILITIES	
NOTES PAYABLE	
TOTAL LONG TERM LIABILITIES	<u>0.00</u>
TOTAL LIABILITIES	<u>457,764.48</u>
EQUITY	
PARTNER EQUITY	
SEP Evanston LP Contr	<u>3,400,000.00</u>
	3,400,000.00
EVC-GP LLC Contr	<u>600,000.00</u>
	600,000.00
TOTAL PARTNER EQUITY	<u>4,000,000.00</u>
Retained Earnings	<u>(191,898.69)</u>
	(191,898.69)
TOTAL EQUITY	<u>3,808,101.31</u>
TOTAL LIABILITIES AND EQUITY	<u><u>4,265,865.79</u></u>

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**Comparative Income Statement
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Thru:	Actual Mar 2026	Current Period Budget Mar 2026	Variance	Actual Mar 2026	Year-To-Date Budget Mar 2026	Variance
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INCOME

TENANT INCOME

4100-0000 - Base Rent	87,122.00	87,122.00	0.00	261,366.00	261,366.00	0.00
4150-0000 - Vacancy	(87,122.00)	(87,122.00)	0.00	(261,366.00)	(261,366.00)	0.00

INVESTMENT/OTHER INCOME EARNED

TOTAL INCOME	0.00	0.00	0.00	0.00	0.00	0.00
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OPERATING EXPENSES

CAM EXPENSES

UTILITIES						
6100-0000 - Elect. - Bldg Lights Ph I	(3,585.02)	3,587.00	7,172.02	19,198.70	10,761.00	(8,437.70)
6101-0000 - Gas - Building	(589.56)	400.00	989.56	6,259.60	1,200.00	(5,059.60)
6106-0000 - Elect. - Parking Lot Lights Ph I	0.00	0.00	0.00	60.00	924.00	864.00
6140-0000 - Water I	120.00	60.00	(60.00)	349.02	180.00	(169.02)
TOTAL UTILITIES	(4,054.58)	4,047.00	8,101.58	25,867.32	13,065.00	(12,802.32)

BUILDING SERVICES

6221-0000 - Fire Sprinkler Sys/Panel Monitoring PHI	0.00	285.00	285.00	0.00	855.00	855.00
TOTAL BUILDING SERVICES	0.00	285.00	285.00	0.00	855.00	855.00

REPAIRS AND MAINTENANCE

6314-0000 - Electrical Repairs Ph I	0.00	500.00	500.00	0.00	500.00	500.00
6342-0000 - Plumbing Repairs Ph II	0.00	500.00	500.00	495.86	500.00	4.14
6348-0000 - Roof Repairs Phase I	0.00	500.00	500.00	0.00	500.00	500.00
TOTAL REPAIRS AND MAINTENANCE	0.00	1,500.00	1,500.00	495.86	1,500.00	1,004.14

PUBLIC AREA SERVICES

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Thru:	Current Period			Year-To-Date		
	Actual Mar 2026	Budget Mar 2026	Variance	Actual Mar 2026	Budget Mar 2026	Variance
6478-0000 - Snow/Ice Removal	3,700.00	3,700.00	0.00	11,100.00	11,100.00	0.00
TOTAL PUBLIC AREA SERVICES	3,700.00	3,700.00	0.00	11,100.00	11,100.00	0.00
TOTAL CAM	(354.58)	9,532.00	9,886.58	37,463.18	26,520.00	(10,943.18)
GROSS LEASE EXPENSES						
OEA/REA EXPENSES						
NON CAM EXPENSES						
GENERAL AND ADMIN EXPENSES						
6928-0000 - Acq. Fee	0.00	0.00	0.00	36,000.00	0.00	(36,000.00)
6965-0000 - Vacant - Maintenance	0.00	0.00	0.00	0.00	150.00	150.00
TOTAL GENERAL AND ADMIN EXPENSES	0.00	0.00	0.00	36,000.00	150.00	(35,850.00)
INSURANCE EXPENSE						
7005-0000 - Liability Insurance	0.00	0.00	0.00	5,115.82	6,154.00	1,038.18
7010-0000 - Property Insurance	0.00	0.00	0.00	20,376.21	23,928.42	3,552.21
7013-0000 - Plyon Sign Insurance	0.00	0.00	0.00	0.00	6,079.00	6,079.00
TOTAL INSURANCE EXPENSE	0.00	0.00	0.00	25,492.03	36,161.42	10,669.39
PROPERTY TAX EXPENSE						
7112-0000 - Property Tax Outparcel	29,700.89	29,700.89	0.00	89,102.67	89,102.67	0.00
TOTAL PROPERTY TAX EXPENSE	29,700.89	29,700.89	0.00	89,102.67	89,102.67	0.00
TOTAL EXPENSES	29,346.31	39,232.89	9,886.58	188,057.88	151,934.09	(36,123.79)
OTHER INCOME/EXPENSE						
TOTAL EXPENSES INCLUDING OTHER INCOME	29,346.31	39,232.89	9,886.58	188,057.88	151,934.09	(36,123.79)

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Thru:	Current Period			Year-To-Date		
	Actual Mar 2026	Budget Mar 2026	Variance	Actual Mar 2026	Budget Mar 2026	Variance
OPERATING NET INCOME (LOSS)	(29,346.31)	(39,232.89)	9,886.58	(188,057.88)	(151,934.09)	(36,123.79)
NON-OPERATING EXPENSES						
DEBT SERVICE						
TOTAL DEBT SERVICE	0.00	0.00	0.00	0.00	0.00	0.00
CAPITALIZED EXPENSES						
BUILDING COSTS						
LEASING COSTS						
TOTAL LEASING COSTS	0.00	0.00	0.00	0.00	0.00	0.00
DEVELOPMENT COSTS						
TOTAL CAPITALIZED EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00
PRIOR YEAR ADJUSTMENTS						
TOTAL PRIOR YEAR ADJUSTMENTS	0.00	0.00	0.00	0.00	0.00	0.00
NET INCOME (LOSS)	(29,346.31)	(39,232.89)	9,886.58	(188,057.88)	(151,934.09)	(36,123.79)